

Town of Waldoboro

Sylvania Development Committee Minutes

12/5/2022

1. Roll Call

Janet McMahon, Mike Thayer, Johny Kosnow, Mark Eckert, Gayle Erdheim, Patty Fazio, Alida Zimmerman, Bob Butler, Jan Griesenbrock, and Maxwell Johnstone (minutes).

Audience/ Guests: Marcus Benner.

2. Adjustments to the Agenda

Quick introduction of Patty Fazio and Alida Zimmerman, who were appointed to the Sylvania Development Committee. Patty and Alida were appointed a few months prior; however, a formal introduction was never done.

3. Citizens Comments

None.

4. Minutes

Deferred.

5. Old Business (Officers)

Mark volunteered to be the Chair of the Committee.

**Bob-Janet motioned to nominate Mark as the Chair. Motion was approved unanimously.**

Max will continue serving as the Secretary.

6. Old Business (Trail)

An informal site visit between Max, Janet, Gayle, Mark, and Mike was done on November 29<sup>th</sup>. Max handed out a map using GPS locations to show that the most northern portion of the trail that the site crew walked to show it was still within the property boundaries of Sylvania. Janet voiced concerns about a lack of boundary marks and a land survey. Janet asked why a trail is being rushed rather than working with the Midcoast Conservancy. Johny and Gayle agreed that more discussions should be done before making the trail. Alida agreed not to make the trail public until the site was a finished product. Mike mentioned that DEP said trails and walking on the site is safe with the known chemicals that is in only in the groundwater. Janet said she is concerned about the exposed stream water on the site that.

## **7. New Business (Sylvania Proposal)**

The Committee asked for an update; Max said Julie was focused on this part of the project and she was on vacation; Bob and Janet believes the Committee should be involved with creating the RFP for finding a qualified engineer; Max said the Committee will be involved with reviewing the work but making the RFP or reaching out to find people usually is done by the Office Staff to avoid being bogged down in meetings. Janet thinks Joe Guarnaccia should be asked to help cap the site due to his experience. Bob and Janet thought it might also be a good idea to combine the land survey with the capping of the site; Marcus suggested keeping the two separate since the Hoffses House might not sell and the town will then have wasted money on a land survey.

Mike noted that the Hoffses House is a time sensitive issue due to the current condition and possible structural integrity. Johnny thinks it would not be ideal to sell the house based on the pictures that he saw of the house. Janet said that selling the house can help with paying for the rest of the project while demolishing the building involves raising funds.

Gayle suggested creating a timeline for different parts of this project; Max said he sent out a draft to the members of the Committee that incorporated the survey results. Max mentioned the plan includes placing the house on the market for a 6-month period of time and then demolishing the building if there is no interest; Janet said that Max's draft doesn't include the other factors like DEP and capping the site.

**Mark-Patty motioned to request the Select Board to put the Hoffses House on the market until June 2023. Motion passed unanimously with Bob and Jan abstaining.**

Max referenced in his draft that there is several acres of open space on the Sylvania plant that he suggested the Recreation Director (Marcus Benner) provide some thoughts on. Marcus noted that Cider Hill potentially selling will mean a tremendous loss of disc golf in the area, since Cider Hill is the only location in the midcoast for it. Marcus pointed out that it is a low-impact use that just requires marking the courses and putting the baskets in. For the capped site, Marcus also suggested using the town water to create a splash pad in the summer; Alida suggested placing the ice rink at Sylvania during the winter to have more visibility; Marcus said the ice rink is currently behind the town office.

## **8. Comments from the Committee**

Mark wanted to know if it would be a good idea to ask the Midcoast Conservancy to attend a future meeting; Janet said it would be a good idea but not to rush.

## **9. Next Meeting**

Because the next regularly scheduled meeting date is January 2, 2023, which is when the Town Office is closed, the Committee chose to reschedule the meeting to January 11, 2023 at 4:30pm.

The Committee asked to have the RFP ready for review at the January meeting.